



22 Red Kite Close  
Calcot, RG31 7BT

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Guide price £750,000 Freehold



**DESCRIPTION**

VP - PROPERTY IS SOLD - Nestled in the tranquil cul-de-sac of Red Kite Close in Calcot, Reading, this impressive detached house offers a perfect blend of comfort and modern living. With four spacious double bedrooms, this home is ideal for families seeking both space and convenience.

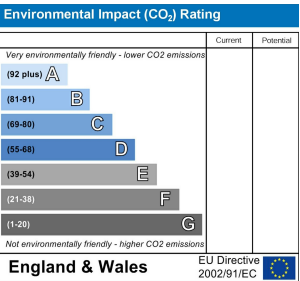
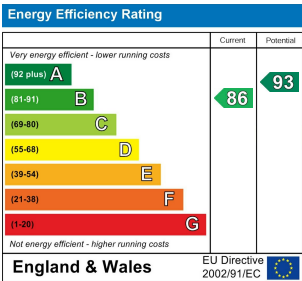
The property has an inviting open plan living/dining kitchen area, perfect for entertaining guests or enjoying family meals. The property also features a separate living room, providing a cosy retreat for relaxation. A well-appointed home office on the ground floor caters to those who work from home, while a utility room and a convenient downstairs WC add to the practicality of this delightful residence.

The first floor boasts three bathrooms, ensuring ample facilities for the entire household. The enclosed rear garden is a wonderful outdoor space, offering a private area for children to play or for hosting summer barbecues. Additionally, the property includes access to a garage and parking for up to several vehicles, making it a rare find in this desirable location.

Residents will appreciate the easy access to local amenities, including shops, parks, and the Calcot Golf Course. Excellent transport links are also available, with bus routes nearby and the M4 Junction 12 just a short drive away, providing quick connections to surrounding areas.

This exceptional property combines modern living with a peaceful setting, making it a must-see for anyone looking to settle in the vibrant community of Calcot. Council tax band - F

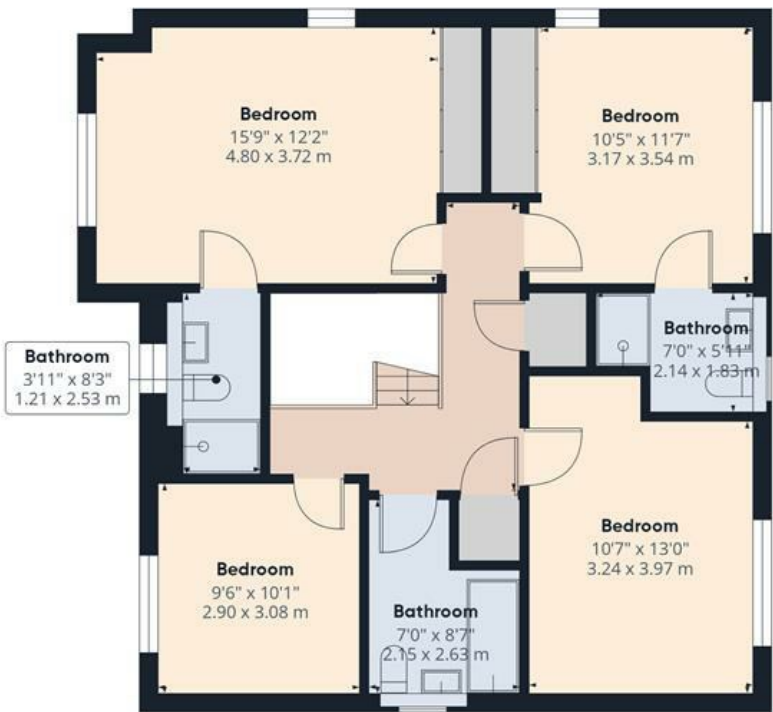
- SUMMARY OF ACCOMMODATION**
- FOUR DOUBLE BEDROOMS
  - THREE BATHROOMS ON FIRST FLOOR
  - OPEN PLAN KITCHEN/DINING LIVING AREA
  - DOWNSTAIRS HOME OFFICE
  - GARAGE AND AMPLE OFF ROAD PARKING
  - WC ON GROUND FLOOR
  - UTILITY ROOM
  - CUL DE SAC LOCATION
  - PROPERTY BUILT CIRCA 8 YEARS AGO







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>  
1876 ft<sup>2</sup>  
174.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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